



10020 95 Avenue  
Grande Prairie, Alberta

MLS # A2152585



**\$265,000**

<b>Division:</b>	Swanavon		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	950 sq.ft.	<b>Age:</b>	1958 (66 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks		

**Inclusions:** N/A

The second you pull up to this home you will fall in love with it. This Swanavon gem features 2 beds, 1 bath, a newer kitchen, spacious dining area and a cozy family room. You can see some of the old charm with the exposed brick on the dining room wall and the fireplace in the living room. Everywhere you look you will see the care and attention that was given to making this home a showstopper. You may recognize this home as an Airbnb called the Urban Cottage. Perhaps you would like to continue the rental opportunities that it provides or just enjoy the cozy feel and call this home for yourself! There is a 24x16 detached garage and a beautiful mature landscaped yard. The location offers walking to parks, schools, trails and the downtown core. Take a peek, you won't be disappointed.